



CLIVEPEARCE
Now you're moving

3 Bedrooms

Bungalow - Detached

Guide Price

£650,000

Located in

Perranwell Station



www.clivepearceproperty.com



West Park

Perranwell Station | | TR3 7PZ



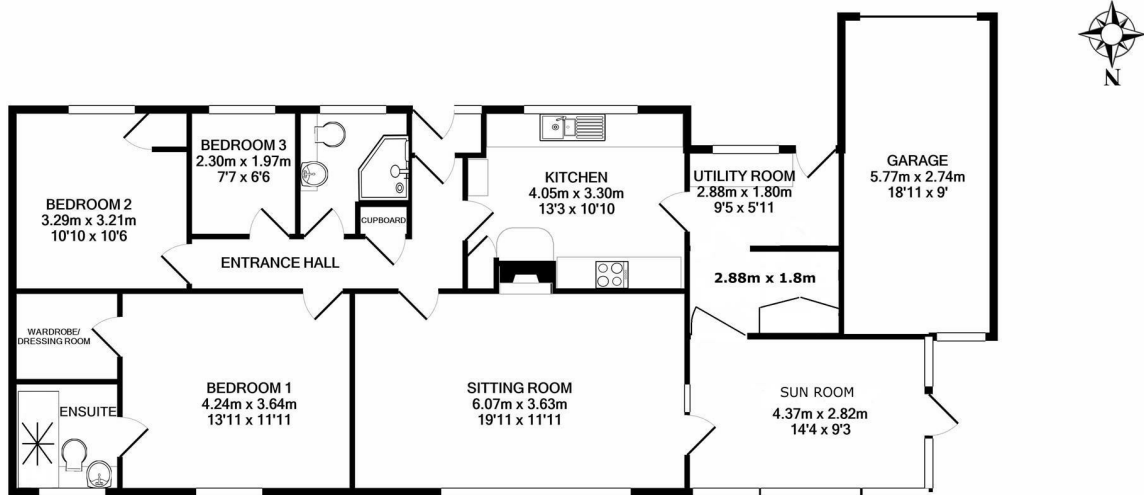
Set within the ever-popular West Park development and occupying an attractive corner plot, this beautifully presented detached home enjoys delightful far-reaching views and well-proportioned accommodation that has been thoughtfully improved over time. Offering a superb balance of comfort, practicality and outdoor space, the property provides an excellent opportunity to enjoy peaceful living in a highly desirable setting.

West Park

£650,000 Freehold



- Stunning detached bungalow
- Large living room and dining room, both with outstanding views
- Utility and gas central heating
- Garage with electric roller door
- Elevated village and rural views
- Three bedrooms, (main ensuite and walk in closet)
- Refitted kitchen with integrated appliances
- Double glazing and solar panels
- Large established gardens



22 WEST PARK PERRANWELL STATION TR3 7PZ
TOTAL APPROX. FLOOR AREA 101.0 SQ.M. (1087 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band E

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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